

Beckdale

Uttoxeter, ST14 7PU

John  
German



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£250,000

Well maintained traditional semi-detached home with extended ground floor accommodation and good-sized rear garden, situated on the quiet and highly regarded cul-de-sac within easy reach of the town centre and amenities.

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For sale with no upwards chain and ideal whether looking to make your first step onto the property ladder, up or downsizing, or for a buy-to-let investment. Well maintained by the current owner while also providing the opportunity to move straight in and then make the house your own home. Providing extended ground floor accommodation including a conservatory overlooking the pleasant garden, the extended kitchen, rear porch and a downstairs WC.

Situated on the highly sought-after and well-respected cul-de-sac off Hall Road providing easy access to the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, doctor surgeries, train station, modern leisure centre and gyms, and the multi-screen cinema.

#### Accommodation

An enclosed porch opens to the welcoming hallway, having wooden strip floor and stairs rising to the first floor with a useful cupboard below, and doors to the spacious ground floor accommodation.

The generously sized lounge/dining room provides ample space for both relaxing and dining, with a wide front facing window providing ample natural light and a focal fireplace in the lounge. uPVC double glazed French doors open to the brick base and upvc double glazed conservatory which provides additional living space with a view over the pleasant garden, power, radiator and direct access to the patio.

The extended kitchen provides space for a breakfast table and chairs, with an extensive range of base and eye level units plus fitted worksurfaces and an inset sink unit set below the window overlooking the garden, a fitted gas hob with an extractor over and double electric oven under, plumbing for a washing machine, and integrated appliances including a dishwasher, fridge and freezer. A uPVC part double glazed door leads to the rear porch having access outside and a folding door to the downstairs WC.

To the first floor, the landing has a built-in airing cupboard housing the combination central heating boiler, access to the loft and a side facing window providing natural light. Doors lead to the three bedrooms, two of which can easily accommodate a double bed, with the rear facing room having a built-in double wardrobe with mirrored sliding doors. Finally, there is the fully tiled fitted family shower which has a white modern suite incorporating a large double cubicle with an electric shower over, and dual aspect windows.

#### Outside

To the rear there is an excellently sized garden which is predominantly block paved with a central circular lawn feature and further lawn at the top of the garden, well stocked borders containing a variety of shrubs and plants, and gated access to the front.

To the front is a gravelled low maintenance garden with well stocked beds. A tarmac driveway provides off-road parking leading to the attached garage which has an electronically operated roller door, power and a personal door to the rear garden.

**What3words:** //blessing.herds.meanders

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/23012026

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Approximate total area<sup>(1)</sup>

1082 ft<sup>2</sup>

100.6 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



#### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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